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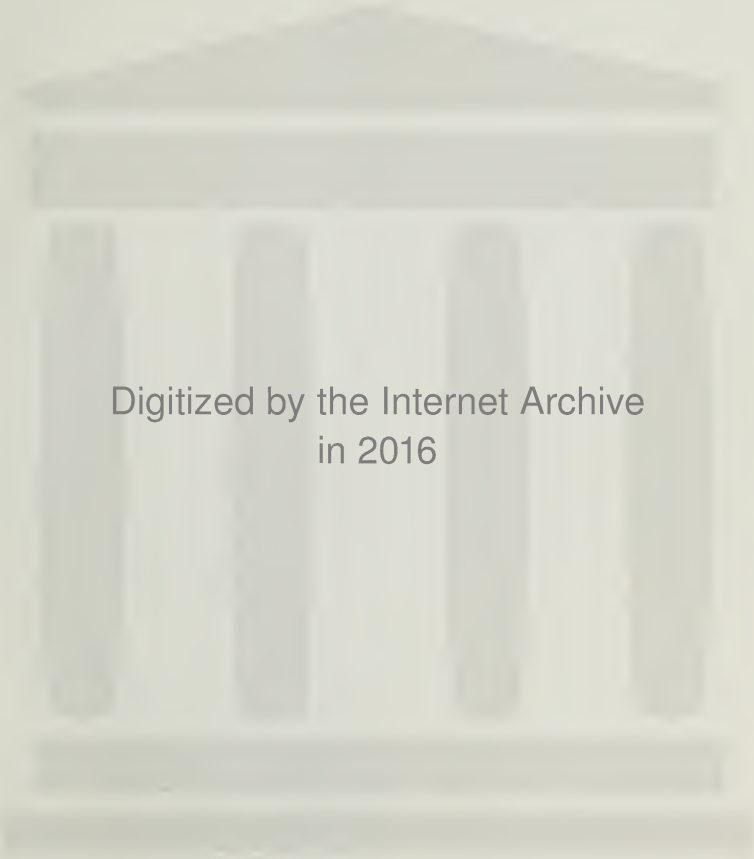

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UNITED STATES

LAND AND TOWN IMPROVEMENT

ASSOCIATION.

INCORPORATED DECEMBER 7 1871.

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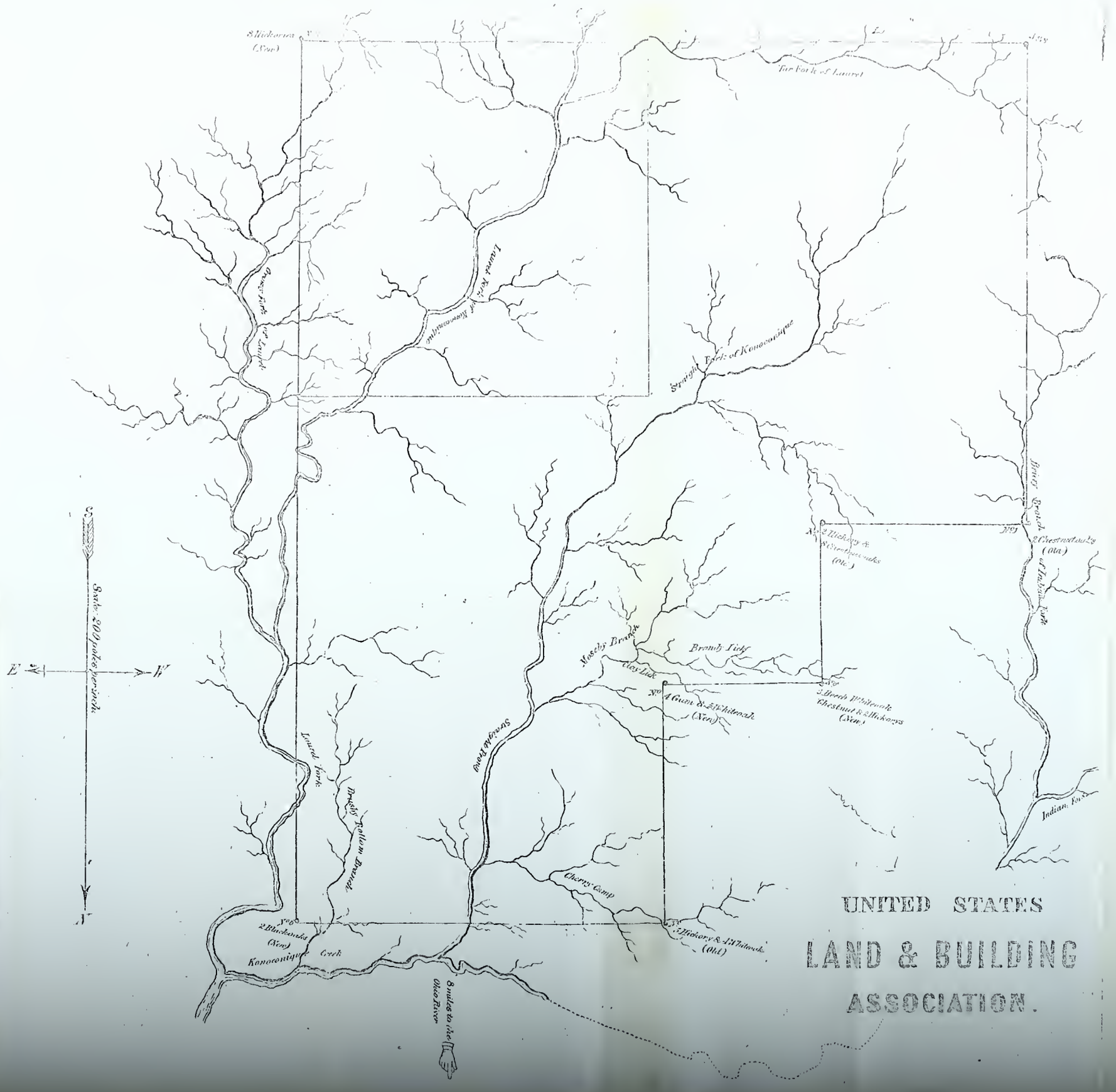

UNITED STATES

LAND & BUILDING

ASSOCIATION.

ACT OF INCORPORATION

OF THE

UNITED STATES

LAND AND BUILDING ASSOCIATION.

1692225

THIS CORPORATION shall be denominated the UNITED STATES LAND AND BUILDING ASSOCIATION, and shall have for its object the accumulation of a Fund, to enable the Stockholders thereof to purchase and dispose of Land and other Real Estate; to purchase Building Materials, and erect Houses, and generally, to manage and dispose of the property of the Association in such manner as shall be most profitable and beneficial to the members of the Association, and to dispose of the same so as to promote the greatest benefit of all the Stockholders thereof.

Sect. 1. Therefore, Be it decreed and declared by the Court of Common Pleas for the City and County of Philadelphia, and State of Pennsylvania, and it is hereby decreed by said Court, that John M. Sailer, Samuel Feorder, Christian G. Greenbeck, Jonathan Bonsall, Richard Pennypacker, Oliver P. Cornman, Wm. B. Whitecar, and Joseph P. Sailer, and their associates and successors, citizens of the City and County of Philadelphia, and State of Pennsylvania, be and they are hereby decreed and declared by the said Court to be one body politic and corporate, in law, by the name, style, and title of the United States Land and Building Association, and by which name and title shall have continuance and suc

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cession for not exceeding ten years, next ensuing, and by the name, style, and title aforesaid, shall be able and capable, in law, to sue and be sued, to plead and be impleaded, in any court or courts of law or equity, within this Commonwealth, and elsewhere, in all manner of suits, complaints, pleas, causes, matters and demands whatsoever; and shall by the name, style and title aforesaid, be able and capable of purchasing, receiving, having, holding, and enjoying to them and their associates and successors, lands, tenements, hereditaments, annuities, moneys, goods and chattels, of whatsoever nature, kind, and quality whatever; real, personal, mixed, or choses in action, and the same from time to time, at their pleasure to sell, grant, demise, alien, incumber, divide, or dispose of.

Sect. 2. It shall be lawful for said corporation to make, have, and use one common seal, with such device and inscription as they shall deem proper, and the same to break, alter, and renew at their pleasure, and also to make and execute such laws, rules, contracts, and regulations and the same to alter, annul, or amend, as the said corporation shall deem to be proper and expedient for the government and conducting of the business of said corporation and generally to do all and singular the matters and things proper for the well being of said corporation, and the due management of and ordering of all its affairs: Provided, the same shall not be contrary to this decree, the Constitution and Laws of the United States of America, or of the State of Pennsylvania.

Sect. 3. The Capital Stock of this Association shall not exceed Two Hundred and Fifty Thousand Dollars. The Association shall have the right to issue stock to any amount under this sum of $250,000, as they may deem expedient. It shall also be lawful for said Association to fix the price of each share of the stock issued by them at such time as they may deem proper.

Sect. 4. This Corporation shall have the power to inflict fines upon any delinquent stockholder, who either refuses or neglects to pay their instalments when due upon any shares of capital stock thereof, by them purchased or subscribed for; and also to determine what amount of delinquency in paying instalments shall constitute a forfeiture of stock.

Sect 5. The Corporators shall elect the officers of the Association within thirty days of the time this Charter becomes a law, and the Stockholders shall elect said officers

annually thereafter, on the second Monday of January of each year.

Sect. 6. Thirty days notice shall be given in two daily papers of the City of Philadelphia, of the time of holding any annual election of the Corporation. The officers elected at such meetings shall serve for one year or untill their successors are elected.

Sect. 7. The Board of Directors shall frame rules for their own government, not repugnant to their Charter and By-Laws of this Corporation.

Sect. 8. The officers of this Corporation shall be a President, a Treasurer, a Secretary, and seven Directors, who after the first election shall be elected by the Stockholders of this Corporation, entitled to vote at said annual election.

Sect 9. The members of this Corporation shall be residents of the United States, of the age of twenty-one years and upwards; minors and aliens may hold stock by Trustees, and females may hold stock in their own right.

Sect. 10. Each and every person before becoming a member of the Association, shall pay for each share of stock purchased by him, her, or them, such sum or sums as the Association may determine, which sum shall be set forth in the By-Laws thereof.

Sect. 11. No Stockholder shall be allowed to vote being more than one instalment in arrears.

Sect. 12. Transfers of stock to enable stockholders to vote must be made at least ten days before an election.

Sect. 13. The Board of Directors shall hold stated meetings once a month for the transaction of the business of the Association, their proceedings shall be open to the inspection of such committees as the stockholders at their meetings may appoint, as well the books and accounts of all the officers of the Association.

Sect. 14. The Board of Directors shall see that the accounts of the Association are properly kept, and audited at least twice in each and every year.

Sect. 15. The Board of Directors, through the President of the Association, shall report their proceedings to the meetings of the stockholders in January of each year, and oftener if required.

Sect. 16. The Directors shall have power to declare dividends every six months.

Sect. 17. The Board of Directors shall have power, from time to time, to appoint a superintendent and all necessary

officers and agents of the Association not herein before provided for, and shall also have power to remove all such officers and agents at their pleasure, and fill all vacancies which may occur therein.

Sect. 18. Twelve stockholders shall constitute a quorum for the transaction of business.

Sect. 19. Special meetings of the Stockholders may be called by the President of the Corporation or by ten Stockholders, but at least five days notice shall be given to the Stockholders, before such meetings are convened.

Sect. 20. Special meetings of the Board of Directors may be called by the President or two Directors.

Sect. 21. The President of this Corporation shall sign all orders drawn by order of the Board of Directors on the Treasurer for money, and give all releases and other acquittances for any money which may be paid this Corporation on any bond, bill, note, claim, mortgage or other security, and if necessary acknowledge satisfaction to the same of record.

Sect. 22. In the absence of the President or Secretary from any meeting of the Board of Directors or Association, a President or Secretary, *pro tempore*, shall be appointed.

Sect. 23. Certificates of Stock, under the seal of the Company shall be issued to each Stockholder in such form as the Board of Directors may determine.

Sect. 24. Transfers of Stock shall be made on the books of the Company, in presence of the President, Treasurer, or Secretary, by the owner in person or by attorney duly authorized, upon surrender of former certificate for cancelation.

Sect. 25. In case a Stockholder shall apply for the renewal of any lost certificate of the capital stock of this corporation, the person or persons so applying shall give three months notice of such application, by publishing once a week in two newspapers in the City of Philadelphia, and if no adverse claiment of such stock appears within ten days after such notice, the Board of Directors may issue new certificates to replace the lost ones: Provided, a bond of indemnity be given to the Association with satisfactory security.

Sect. 26. The time of calling in the instalments on the capital stock shall be determined by the Board of Directors and also the amount of each instalment. The price of each share of stock shall not exceed one hundred dollars.

Sect. 27. The Directors, President, and Treasurer shall be stockholders in this Association.

Sect. 28. The Board of Directors shall determine what portion of the stock and profits of this Association shall be applied to a contingent and improving fund.

Sect. 29. It shall be the duty of the Board of Directors to cause a book to be opened containing the names of all the stockholders of this corporation alphabetically arranged, and to cause all the books of the company to be kept on the principle of double entry.

Sect. 30. The Board of Directors shall have power to make such streets and roads through the lands of the Association as they may deem advisable.

Sect. 31. The election for President, Treasurer, and Directors, shall be by ballot.

Sect. 32. The President, Treasurer, Secretary, and Superindent shall perform such duties as the Charter, By-Laws, and Rules of the Association may direct.

Sect. 33. The Superintendent and all officers and agents of this Corporation shall perform their duties under the direction of the Board of Directors.

Sect. 34. The President and all other officers of this Association shall keep accurate accounts of all moneys received and paid out by them, and preserve all vouchers for the same.

Sect. 35. All officers and agents of this Corporation when vacating offices shall deliver to the President or Secretary thereof, or to their successors, when duly qualified, all moneys, books, vouchers, accounts, papers, and material then in their possession the property of the Association.

Sect. 36. The stockholders of this corporation entitled to vote, shall have the power to declare the place of any officer or director elected by them, vacant, who refuses or neglects to attend to the duties of his office, and after such vacancy is declared, they may proceed forthwith to elect another person or persons, to fill such vacancies.

Sect. 37. At every annual election, a judge, two tellers, and two clerks shall be appointed by the stockholders present entitled to vote, to conduct the same, and the result thereof shall be recorded on the minutes.

Sect. 38. All votes by proxy shall be in accordance with the act passed on the twenty-eighth day of March, A. D, eighteen hundred and twenty, entitled, "An Act to regulate proxies."

Sect. 39. At all annual elections the polls shall be kept open at least two hour and longer if necessary.

Sect. 40. An office of this Corporation shall be kept open in the City of Philadelphia, for the transaction of their business.

Sect. 41. No stockholders indebted to the Association shall be allowed to transfer their share or shares of stock without the consent of the Board of Directors.

Sect. 42. Upon the death of any stockholder of this Corporation, his or her interest shall revert to their legal representatives, to be enjoyed by them as if they were original stockholders.

Sect. 43. At the expiration of the Charter of this Corporation all the Estate Real and Personal remaining in the Corporation shall be sold to the stockholders or other parties as the Board of Directors may determine, for the use and benefit of all the stockholders, their heirs, and assigns, in proportion to their investment in the stock of said Association.

Sect. 44. The Capital paid in on account of the Capital Stock of this Association, shall after paying expenses thereof, be invested in Land, Houses, Building Materials, and in improving the land of the Company, and in locating on any such lands, settlers for the purpose of developing and making profitable and useful the resources thereof.

Sect. 45. The hereinbefore named Corporators, upon the ratification and decree by the Honorable Court of this Charter, shall take such action for the complete organization of this Corporation as they may deem proper and expedient, they shall have power to issue certificates to the purchasers of the Capital Stock, respectively, showing the number of shares held by each, and the amount of instalments paid thereon.

CITY AND COUNTY OF PHILADELPHIA.

Be it Remembered, That, at a Court of Common Pleas, held at the City aforesaid, in and for the City and County of Philadelphia, on the seventh day of December. anno Domini 1857, the within instrument of writing was presented to the Court on behalf of the persons therein named, in order that they might be incorporated according to law, and objects, articles, and conditions therein set forth; whereupon on motion of William D. Baker, Esquire, the Court ordered that the said instrument be filed, and that notice of the said application be published according to law: and now, to wit, this seventh day of December, anno Domini 1857, due proof having been exhibited of such publication, and the Court having examined said instrument of writing, and the objects, articles, and conditions therein contained appearing to be lawful, and no cause being shown to the contrary, do decree and declare that the persons therein named shall, according to the articles and conditions in the said instrument set forth and contained, become and be a Corporation and body politic in law and fact, and further, do direct, that the said instrument or charter of incorporation shall be recorded in the office for recording deeds for the City and County of Philadelphia.

Certified from the record of said Court, this seventh day of Debember, anno Domini, One Thousand Eight Hundred and Fifty-seven. Witness my Hand, and the Seal of the said Court.

THOMAS ALLSOP,
Prothonotary of Common Pleas.

HOMES FOR ALL!

United States Land & Building Association

Offer for sale TWENTY THOUSAND acres of LAND, situated in Lewis County, Kentucky, in Farms of Twenty Acres and upwards, to suit purchasers, payable in weekly or monthly Instalments, being the CHEAPEST and BEST LAND, for Profitable Farming, now in the market.

Location of the Lands.—The Lands are situated in Lewis County, Kentucky, ten miles from Vanceburg, (one of the oldest towns on the Ohio River,) ninety miles above Cincinnati, and twenty miles below Portsmouth, Ohio.

Roads.—The Turnpike from Vanceburg to Carter county runs along two sides of the property, the Vanceburg and Mount Carmel Road on another side, and a good road has just been constructed by the Company running diagonally across the property, bringing the land into an immediate communication with the Ohio River.

Markets.—Steamboats run daily from Vanceburg to Cincinnati and Portsmouth, and all produce meets with a ready sale at remunerating prices.

Productions.—This region produces corn, wheat, rye, oats, barley, flax, tobacco, and almost every kind of vegetable, and the produce is greater in proportion to the system of cultivation than in any other portion of the country. Mr. Feber, a gentleman formerly of France, who has a place immediately adjoining the property, has successfully tried the grape culture on the hilly portions of his place, and he pronounces this section to be the best adapted for vinyards of any in the United States, and the persons employed by him who are also from France, say that this section bears a striking resemblance to their own country—especially to the Champagne District. Fruit grows abundantly, and peaches, apples, and other fruit may be cultivated very advantageously.

The Soil.—The soil is a deep, rich loam, and of native purity—having the original growth of timber standing upon it.

Surface of the Country.—The surface of the country is rolling, but not mountainous, and of the lands now offered for sale there is none that cannot be cultivated with advantage.

The Timber.—The timber is of primitive growth, and comprises White, Black, Red and Chestnut Oaks, Poplar, Hickory, Walnut, Locust, Gum, &c., and of very large size, measuring from twelve to eighteen feet in circumference, thus giving evidence of the richness of the soil.

Minerals.—The Minerals consist of fine Freestone, (Brown and Yellow,) Coal, Iron, the best of Limestone, and what has, heretofore, been supposed to exist only in Europe, and is imported to this country in large quantities, viz: a superior quality of lithographic stone, which some of the best Lithographers of Philadelphia have spoken very favorably of.

The Water.—Water is abundant and of the best quality, clear as a chrystal and very cool, even in the midst of summer. There are several large branches of the Connoconique creek running through the entire length and breadth of the tract. In the summer of 1856, (remarkable as the DRY summer) when the inhabitants of the interior of the State were compelled to drive their stock several miles to water, this section was abundantly supplied with that necessary element of life. The Connoconique after the junction of its branches, is navigable to the Ohio.

Health.—The healthiness of this place may be judged by by the fact, that of all the hands (about 40) employed by this company, during the last year, not a single case of sickness occurred, and Fever and Ague, the scourge of Emigrants, is unheard of there. The far-famed Esculapia Sulphur and Chalybeate Springs are in the immediate neighborhood, and hundreds of visitors resort there in the summer season for the restoration and preservation of health.

Climate.—The climate of this country is salubrious and genial: the winters being short and the summer nights cool and pleasant, owing to the elevated position of the country.

Routes from Philadelphia to the Land.—These lands are of easy access by railroad to Pittsburg, thence by steamboat to Vanceburg, or by railroad to Cincinnati, thence up to Vanceburg by steamboat. Another route is by way of Baltimore, thence by railroad to Wheeling and down the river by steamboat to Vanceburg, or by railroad via Baltimore and Parkersburg to Portsmouth.

Advantages of settling in Kentucky.—The advantages of this section of the country over the north-west for settlement are many and important. The climate is far superior, in its more genial temperature, its shortness of winter, and the coolness of its summer. On the prairies of the north-west, the winter winds have an uninterrupted sweep, carrying dust and snow before them over the level "ocean of land," and in summer there is no relief from the burning sun—the vegetation scorches and dries up, the streams of water all become dry, and man and beast suffer immensely in consequence. None of these evils are felt upon these lands—the hills and the valleys break, the sweeping storm—the timber protects the improved and cleared portions, and in the summer it affords shade and protects the springs which continue to supply the numerous streams coursing through the property, and also through this entire section of country.

The Fever and Ague, as we have elsewhere said is entirely unknown here, while on the north-west prairies, it is the ever attendant scourge and horror of the new settler.

The facilities for turning every product to profitable account are greater here than anywhere else in the United States. We are between Pittsburg and Cincinnati, two of the best markets in the country, and but ten miles from the principal avenue of trade between them, the Ohio river, upon which steamboats and other craft are constantly running, ready to carry freight at the lowest rates. Staves, spokes, bark, steamboat timber, and in fact every kind of lumber, as well as all other products of the ground are always in demand in those markets, and steamboat timber, especially, can be sold at high prices anywhere on the banks of the Ohio.

One of the great advantages of this section over the north-west, is that there is always timber sufficient for building, fencing and fuel, while on the prairies the want of it is one of the geatest privations and disadvantages imaginable.

We think enough has now been said to convince any reasonable person that this land is preferable to any now in the market, and that the inducements to purchase it are greater than have heretofore been offered.

With regard to the title there can be no dispute. F. A. Trego, Esq., Real Estate Agent and Conveyancer, Thirteenth street above Green, has the title papers, and we refer purchasers, who wish for any information in regard to them, to him for further particulars.

FARES TO THE LAND.

Philadelphia to Cincinnati, Fast Line, 30 hours,	$16,00
Cincinnati to Vanceburg, Cabin,	1,50
Through fare first class accommodation	$17,50
Philadelphia to Cincinnati, Emigrant Line,	$8,50
Cincinnati to Vanceburg, Deck passage,	50
Through Fare,	$9,00
Philadelphia to Pittsburg, Emigrant Line,	$4,50
Pittsburg to Vanceburg, Deck passage,	1,50
Through Fare,	$6,00
Philadelphia to Pittsburg, Fast Line,	$9,00
Pittsburg to Vanceburg, Cabin passage,	5,00
Through Fare first class accommodation	$14,00

The certificates appended are all from residents of this city who have visited the ground. They can be seen and consulted with, at any time, by calling upon them.

REPORT

OF

COMMITTEE

TO

VIEW THE GROUND.

May, 15, 1856.

Your Committee to view the ground would respectfully report: That, in pursuance of their appointment, they proceeded to visit the land in Lewis County, Kentucky. After a thorough view of the same, which they made by remaining upon the ground for six days, and travelling over nearly its entire surface upon horseback, with good and efficient guides, they have been convinced that the land is all that it had been represented before the formation of the Company.

The timber is not excelled by any in the country, either as to its size, quality, or quantity, namely White, Black, Spanish, and Chesnut Oaks, Poplar, Beach, Sugar Maple, Hickory, Ash, Chestnut, Walnut, and various other kinds. All of these are of the loftiest kind, many of them reaching from thirty to ninety feet in height without a branch, and ranging from two to fifteen feet in circumference. Every variety of the various kinds of bark used by Tanners is abundant. Indeed your Committee do not hesitate to say, that better or more useful varieties of timber cannot be found, as they believe, in any part of the United States.

There is also Stone in abundance, and of the best varieties, such as Brown and Yellow Freestone, and the purest Limestone, and also a quarry of what is believed to be a good quality of Lithograph Stone, which your Committee would respectfully suggest, the Company have tested immediately. If it should prove to be what is confidently anticipated of it, it must become very valuable.

As to the quality of the soil, so far as could be judged by actual observation, and the testimony of many respectable citizens, fully acquainted with its character, your Committee

believe it to be admirably adapted to agricultural purposes, watered as it is by numerous streams of excellent water, meandering through its rich valleys, in almost every direction, rendering at least one half of the tract not only suitable for, but inviting the industry of the husbandman, and promising a rich reward. The other portion of the land is declared by good judges to be well adapted to the culture of the grape, which would seem to be confirmed by the fact that the hills are almost covered in some places, with natural grapes, proving that they are indigenous to the soil and climate.

Your Committee waited upon Counsel at Clarksburg, the County seat, and were assured that the title was as perfect as any in the County of Lewis, and that the Company need have no fears about its validity.

All of which is respectfully submitted.

RICHARD PENNYPACKER,
O. P. CORNMAN,
} COMMITTEE.

J. BONSALL, Esq., Secretary of the Lumber and Agricultural Association.

Sir :—You have asked for my opinion in regard to the land owned by your Company, and I hasten to reply. I have lived on the land nearly a year, and had occasion to inspect it thoroughly and I have no hesitation in pronouncing it as fine land as a man need wish to farm. The timber is particularly fine, and I have never seen such large trees in my life. Coal I think abounds, and I *know* that Iron is abundant, and in the immediate vicinity of the property there are several furnaces in operation. There is one thing I wish to call your attention to, and that is the existence of a quarry of Lithograph Stone of superior quality, and I believe the only one of the kind in the country. There is also a fine specimen of hone found in large quantities on the premises, nearly resembling the celebrated Turkish hone.

Yours, &c.

JOS. P. SAILER,

1327 *Parrish Street.*

1692225

Mr. J. BONSALL,

DEAR SIR:—You wish to know my views in regard to the lands of your Company, located in Lewis County, Kentucky. I have travelled over a great portion of your land, and for the last two months have visited the Western States and Territories and I have no hesitation in saying, that I believe your lands will make excellant farms.—Two-thirds of it can be cultivated to advantage, (when cleared,) and the other third remaining in wood, will make just such farms as any one would wish to own—none of it being swampy. Nearly all the land is at present covered with timber of the finest quality, viz: Oaks of all kinds, Maple, Beach, Poplar, Hickory, &c., and is well watered by living streams and springs.

There are some as nice valleys as ever I saw and the land looks like some I have travelled over in the interior of Ohio, and in the vicinity of Pittsburg, which were in the same state twenty years ago that yours now are, and the owners can now get from thirty-five to one hundred dollars per acre for them.

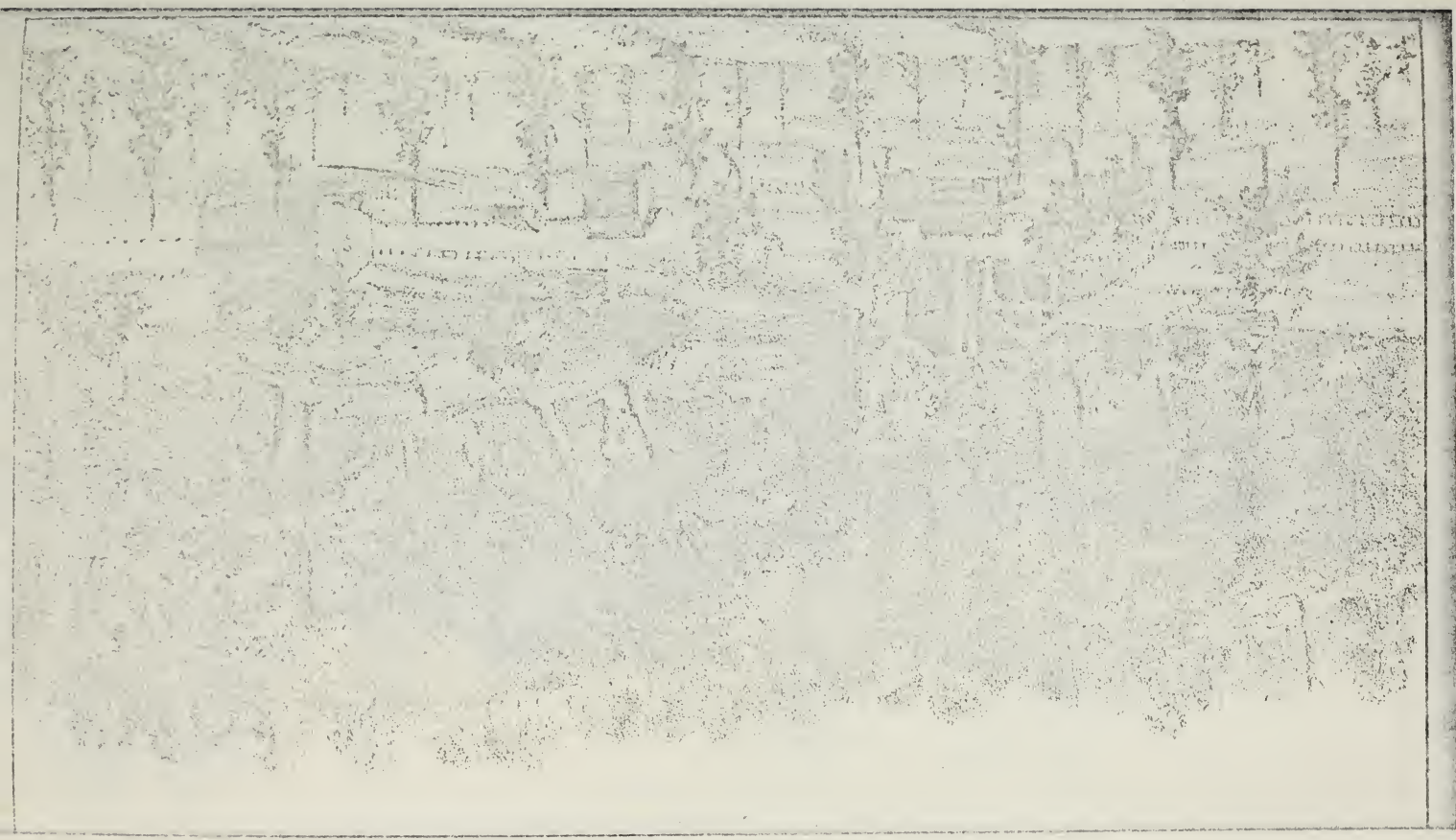
I would rather locate on your lands, and have the advantage of wood for building, fencing, and fuel, and water from springs and streams in abundance for house and stock purposes, than have the best of Western Prairies, where you have neither of these great necessaries, for in some instances coming under my observation, they have drawn wood for fuel some sixteen miles, and I have seen thousands of acres without a stream or spring.

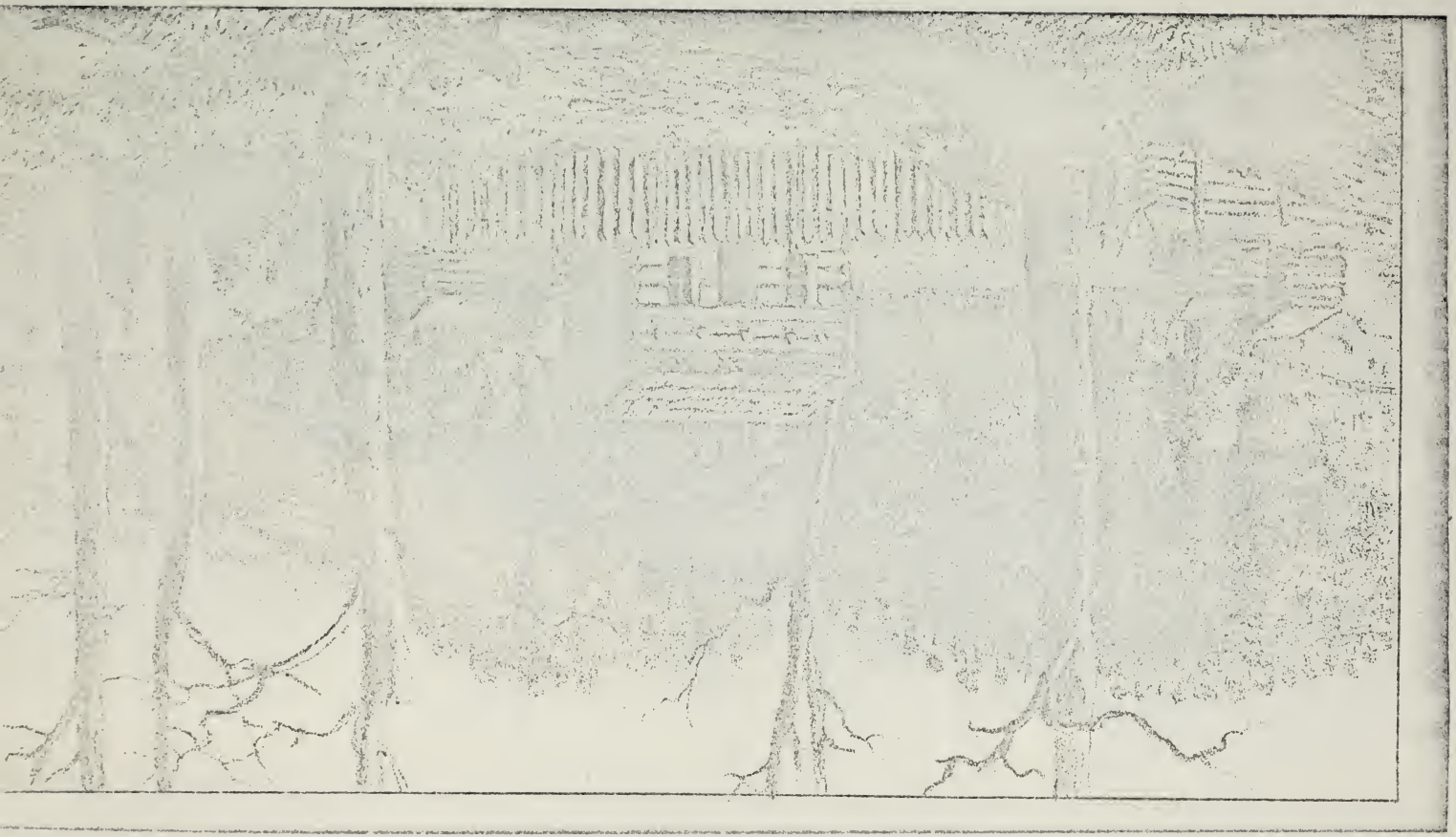
I made enquiry in regard to the healthiness of the place, and found that it bore a high character in that respect, and I have saw none sick, but on the contrary all enjoying remarkably good health, including myself. Yours respectfully,

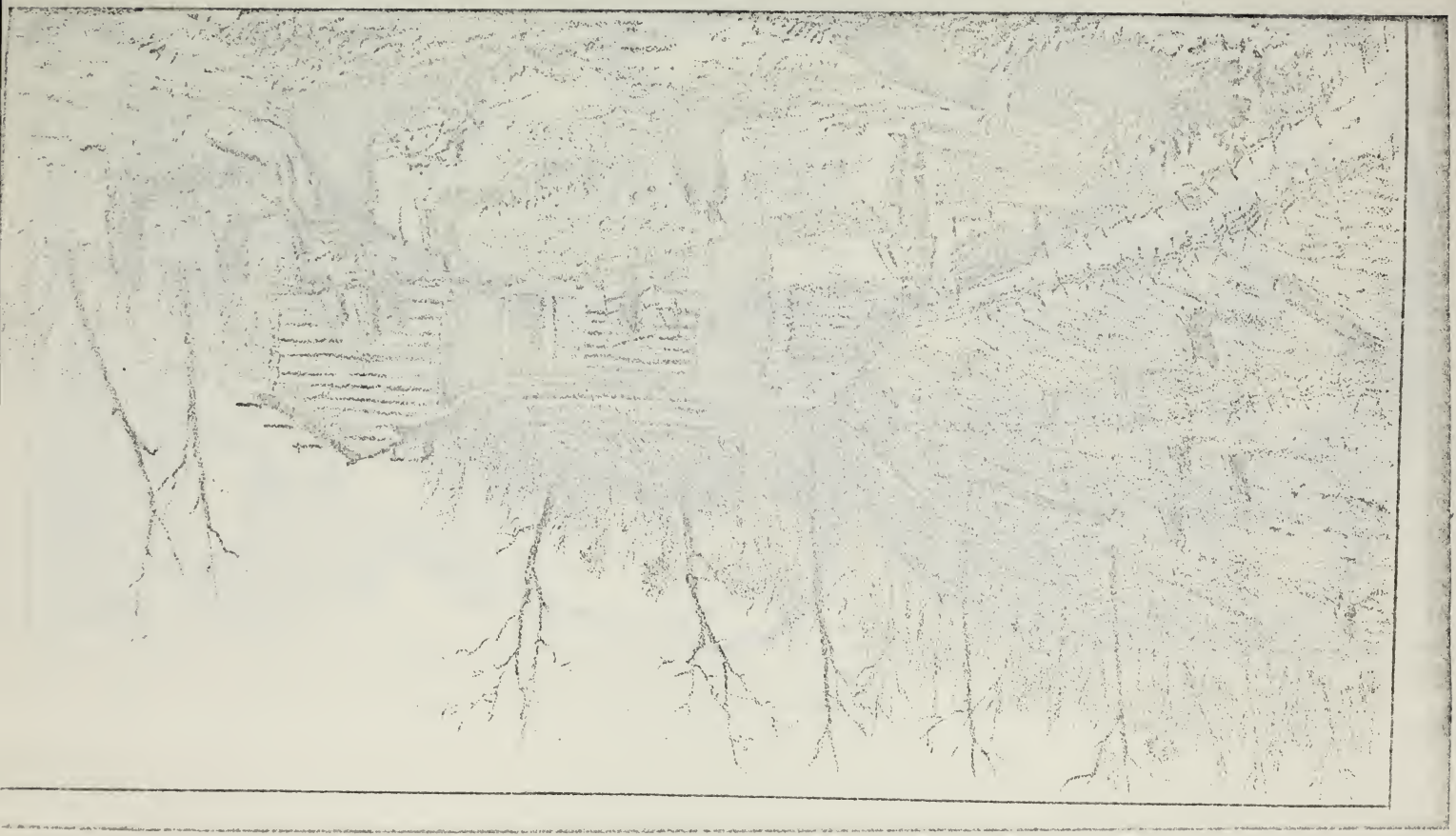
JOHN B. DUFF.

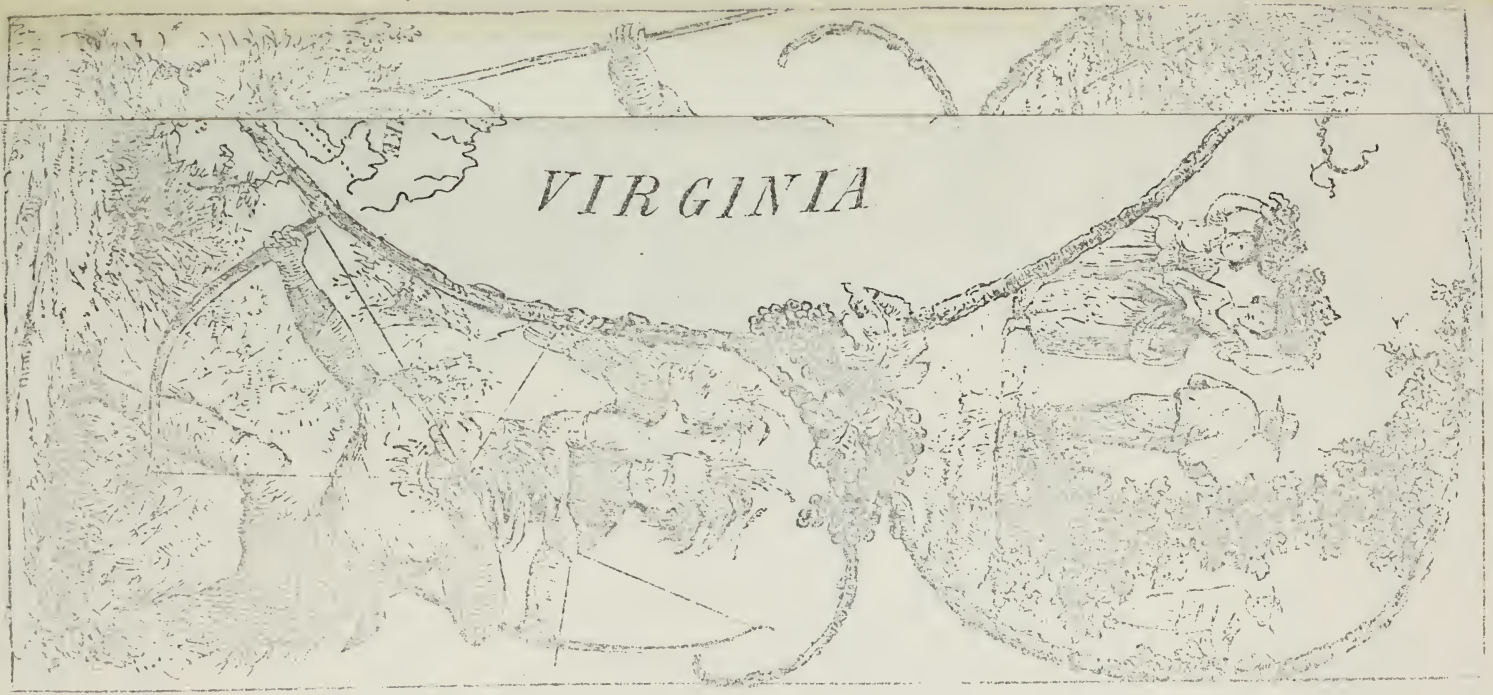
☞For terms and other information, apply to

J. BONSALL, 149 South Fourth Street.





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